

▶ **FILE #:** 4-G-17-RZ

**AGENDA ITEM #:** 54

**AGENDA DATE:** 4/13/2017

▶ **APPLICANT:** S & E PROPERTIES

OWNER(S): Eric Moseley

TAX ID NUMBER: 118 PART OF 10001 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10018 Bob Gray Rd

▶ **LOCATION:** South side Bob Gray Rd., west of Windamere Rd.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd., a minor arterial street with 2 lanes and a center turning lane and 40' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** BP (Business and Technology)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Add to PR zoning to south and west for residential development

**DENSITY PROPOSED:** 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning from three sides

HISTORY OF ZONING: Surrounding property to south was rezoned PR at up to 5 du/ac in 2015 (9-D-15-RZ)

SURROUNDING LAND USE AND ZONING: North: Mobile home park / BP (Business & Technology Park)

South: Vacant land / PR (Planned Residential) at up to 5 du/ac

East: Vacant land / PR (Planned Residential) at up to 5 du/ac

West: Vacant land / PR (Planned Residential) at up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is primarily developed with low density, detached residential uses under A, RA and PR zoning. However, a higher density mobile home park abuts the site to the north. It is zoned RB.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 5 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the proposed maximum density permitted within the LDR density range. This 1.5 acre tract is proposed to be added in to the developing PR subdivision to the south and will allow consideration of an additional 7 dwelling units.

## COMMENTS:

EZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is accessed from Dutchtown Rd., a minor arterial street, and is adjacent on three sides to other property that is zoned PR at the same density.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning at the requested density. The site does not have significant slope or other environmental constraints, and has access to a minor arterial street.
5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. At the requested density of up to 5 du/ac on the 1.5 acres reported, up to 7 additional dwelling units could be proposed for the adjacent, developing PR subdivision..
2. If more than 75 dwelling units are proposed as part of the overall development, a traffic study will be required to be submitted with the use on review/concept development plan.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Sidewalks will be required on at least one side of each street within the development to connect with the existing sidewalk along the Dutchtown Rd. frontage.
5. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.
6. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

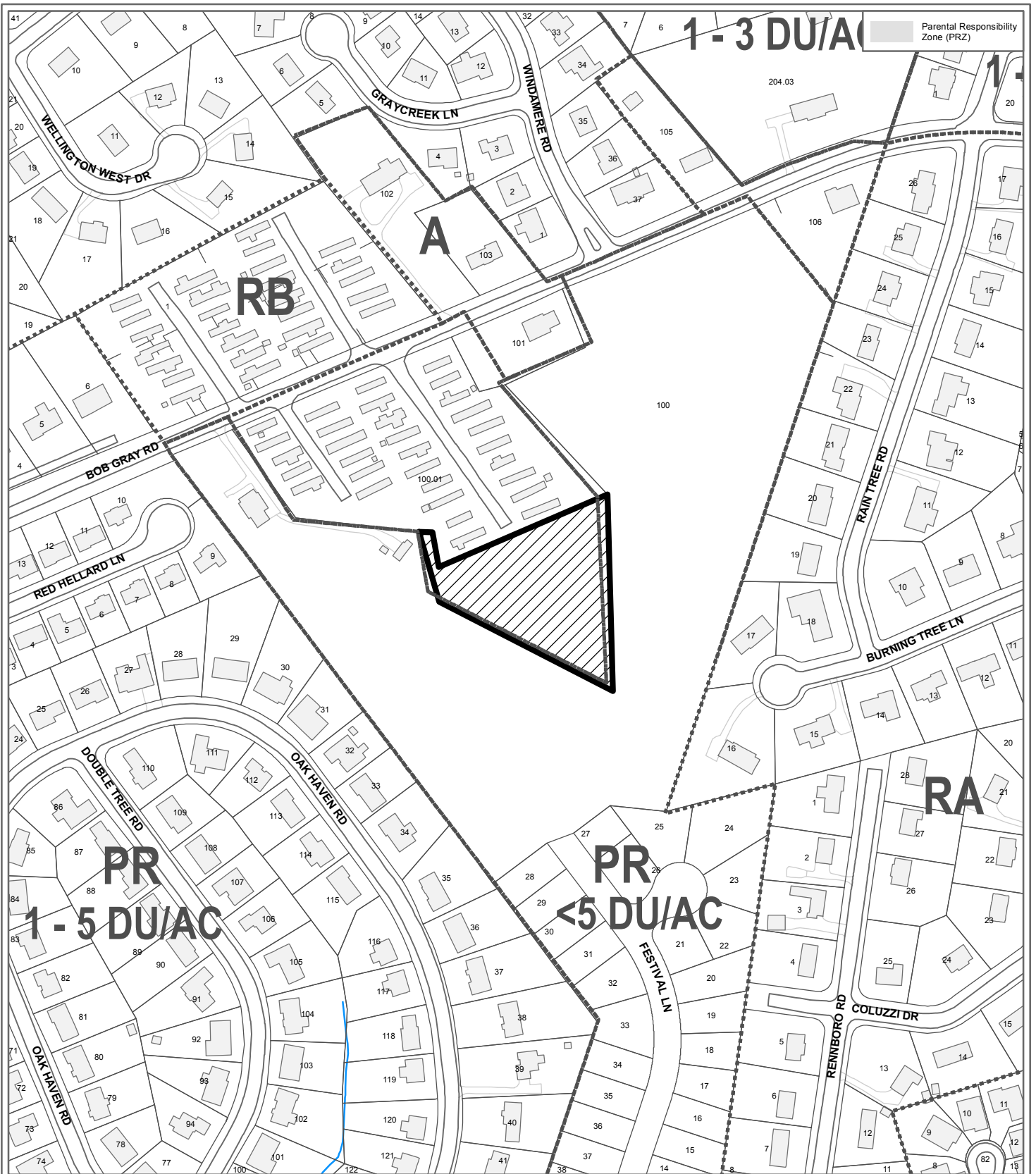
1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-G-17-RZ  
REZONING**

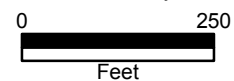
From: BP (Business and Technology)  
To: PR (Planned Residential)



Petitioner: S & E Properties

Map No: 118

Jurisdiction: County



Original Print Date: 3/14/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

REZONING PLAN AMENDMENT

Name of Applicant: S+E Properties Date Filed: 2/27/2017 Meeting Date: 4/13/2017 Application Accepted by: M. Payne Fee Amount: 600.00 File Number: Rezoning 4-G-17-R2 Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 10018 Bob Gray Rd General Location: 1/2 Bob Gray Rd due east of Windamere Rd Parcel ID Number(s): 118 1000 (Part of) Tract Size: 1.5 ac +/- Existing Land Use: Vacant (Portion to be rezoned) Planning Sector: Northwest County Growth Policy Plan: Planned Census Tract: 46.11 Traffic Zone: 2A9 Jurisdiction: [X] County Commission 3rd District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT Name: Eric Moseley Company: S+E Properties Address: 405 Montbrook City: Knoxville State: TN Zip: 37919 Telephone: 454-3727 Fax: 670-0154 E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to: PLEASE PRINT Name: Eric Moseley Company: S+E Address: 405 Montbrook City: State: Zip: Telephone: Fax: E-mail:

Requested Change REZONING

FROM: BP TO: PR < 5 du/ac

PLAN AMENDMENT

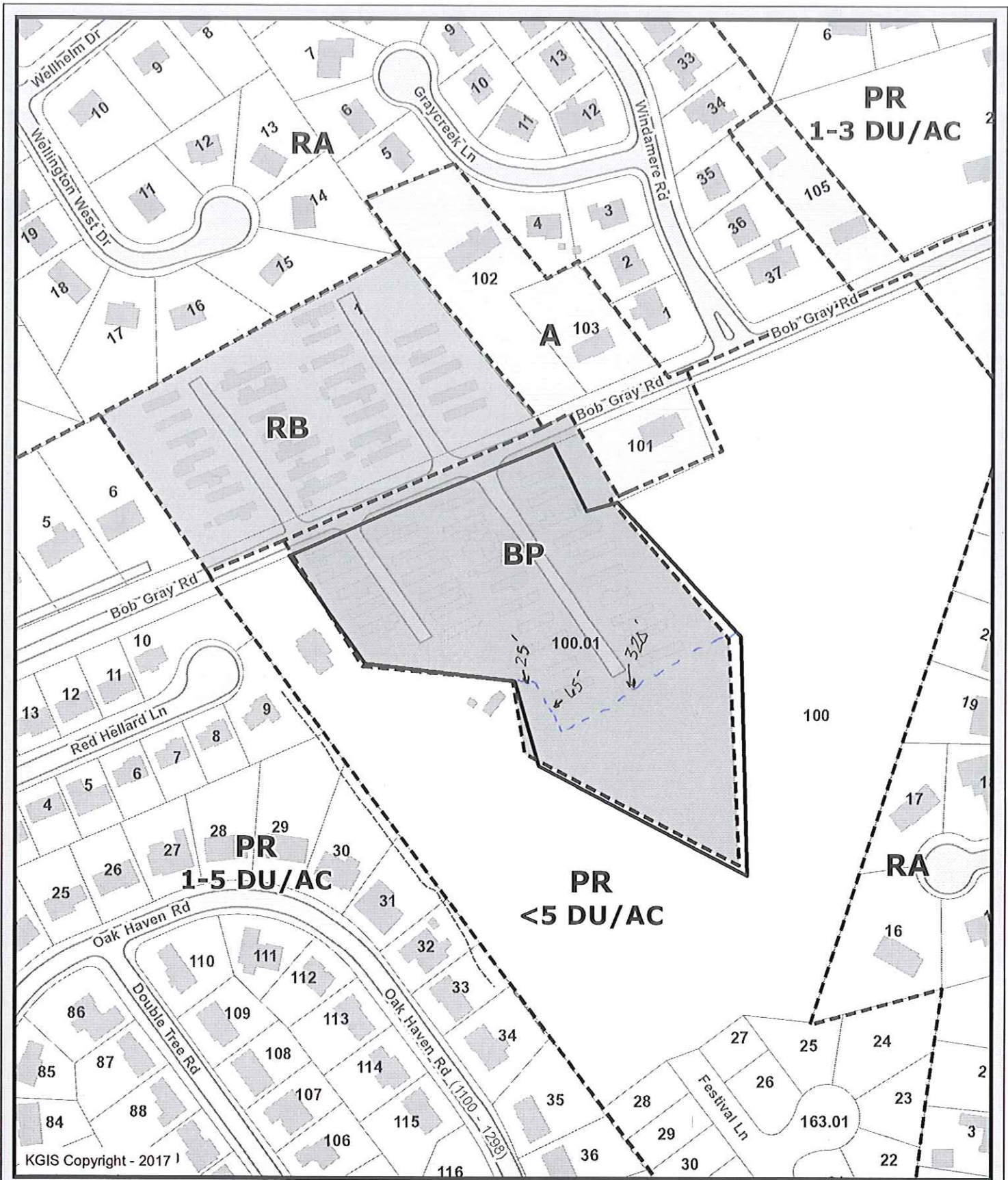
[ ] One Year Plan [ ] Sector Plan FROM: TO:

PROPOSED USE OF PROPERTY

Addition to PR zoning to west Density Proposed < 5 du/ac Units/Acre Previous Rezoning Requests:

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: Eric Moseley PLEASE PRINT Name: Eric Moseley Company: Address: City: State: Zip: Telephone: E-mail:

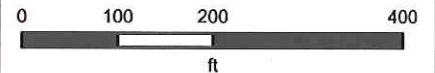


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